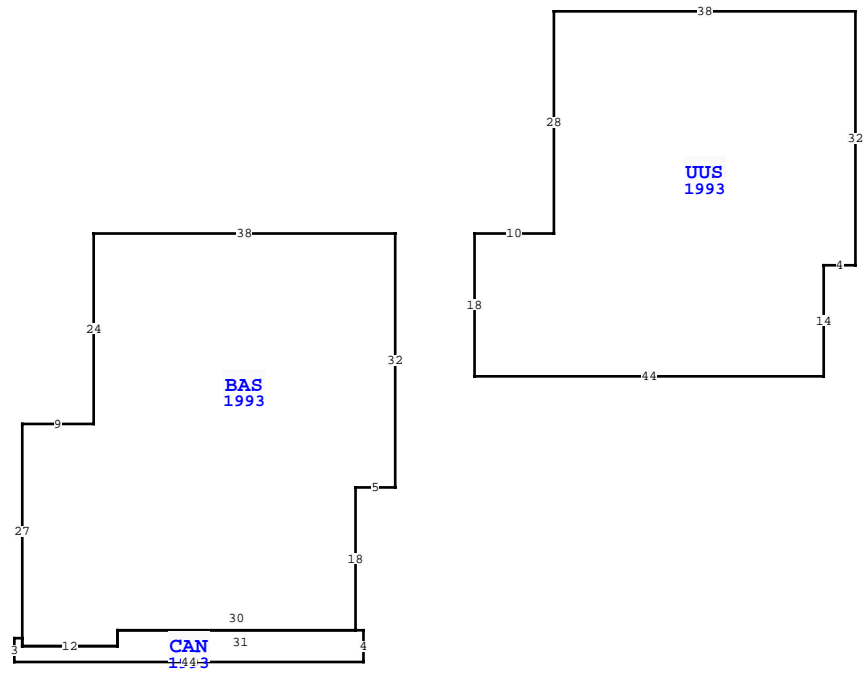




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	07	WOOD FRAME	100
Exterior Wall	17	CB STUCCO	90
Exterior Wall	30	VINYL	10
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	50
Interior Wall	06	CUST PANEL	50
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Fixtures		4	100
Story Height		0	100
RMS		5	100
Stories	2.	2.	100
Class	00	N/A	100
Units		0	100
Quality on Adj	02	BELOW AVERAGE	
DOR CODE	3300	NIGHT CLUB/BARS	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,068	100	1993
CAN	151	30	1993
UUS	1,872	50	1993
TOTALS	4,091		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3300	04	3,049	53.7615	45.70	139,339	1950	1966	0	0	57.00	43.00		
1 NCLUB/BARS 0% - 2023 Heated Area: 2068 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		59,916	
TOTAL MARKET OB/XF VALUE		3,299	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		313,215	
SOH/AGL Deduction		209,470	
ASSESSED VALUE		103,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		103,745	
TOTAL JUST VALUE		313,215	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		94,105	
OR 1326 P 604 UNITY TITLE - COMB PRCL 04991-000 4.			
INCR EYB 1962-1966 RE-ROOF CC 10-2022			
5 YR PRCL CH N/C-LR			
2016 TRIM RETURNED/UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200572	RE-ROOF-CC	0	09/20/2022
2008189	COOLER	0	02/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0294	2/09/2022	WD Q	Q	I	05	350,000
GRANTOR: THE WAKULLA LINE LLC						
GRANTEE: AV BROTHERS INVESTM						
1028/0274	2/17/2017	CT U	I	38		10,000
GRANTOR: CLERK OF COURT - BOUR						
GRANTEE: THE WAKULLA LINE, L						

EXTRA FEATURES																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1	0211	CONCRETE W	0	0	40	3	120.00	SF	6.00	6.00	100	1993	1993	3	20	144								
3	0211	CONCRETE W	0	0	14	4	56.00	SF	6.00	6.00	100	1993	1993	3	20	67								
5	0210	CONCRETE D	0	0	0	0	2,382.00	SF	6.00	6.00	100	1993	1993	3	20	2,858								
7	0955	PRIVACY FE	0	0	0	0	200.00	LF	15.00	15.00	100	1993	1993	3	0	0								
9	0940	OPEN SHED	0	0	24	12	288.00	SF	4.00	4.00	100	1993	1993	3	20	230								
TOTALS														4,091		3,049	59,916							

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003300	C	NIGHT CLUB	0			0.00	0.00	0.59	AC		1.00	1.00	1.00	50,000.00	50,000.00	29,500							
2	001000	C	VAC COMMERCI	0		C2	0.00	0.00	4.41	AC		1.00	1.00	1.00	50,000.00	50,000.00	220,500							